066.A	0005	0010.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	429,200	/	429,200
USE VALUE:	429,200	/	429,200
ASSESSED:	429,200	/	429,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	POLONETSKY CORY Y & ANDREA L
Owner 2:	
Owner 3:	
Street 1:	69 MONTROSE AVE
Street 2:	
Twn/City:	PORTLAND
St/Prov:	ME Cntry Own Occ: N
Postal:	04103 Type:

PREVIOUS OWNER

Owner 1:	SILVA LOUIS A/LILLIAN S -
Owner 2:	LIFE ESTATE -
Street 1:	10 VICTORIA ROAD UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1175 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	426,000	3,200		429,200
Total Card	0.000	426,000	3,200		429,200
Total Parcel	0.000	426,000	3,200		429,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.28 | /Parcel: 365.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 281278
GIS Ref:
GIS Ref:
Insp Date: 07/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.A-0005-0010.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	426,000	3200	.		429,200		Year end	12/23/2021
2021	102	FV	413,900	3200	.		417,100		Year End Roll	12/10/2020
2020	102	FV	407,900	3200	.		411,100	411,100	Year End Roll	12/18/2019
2019	102	FV	431,300	3200	.		434,500	434,500	Year End Roll	1/3/2019
2018	102	FV	382,100	3200	.		385,300	385,300	Year End Roll	12/20/2017
2017	102	FV	348,900	3200	.		352,100	352,100	Year End Roll	1/3/2017
2016	102	FV	348,900	3200	.		352,100	352,100	Year End	1/4/2016
2015	102	FV	322,900	3200	.		326,100	326,100	Year End Roll	12/11/2014

!15443!

PRINT

Date	Time
12/30/21	20:46:05

LAST REV

Date	Time
11/16/21	14:55:24
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES LINDA S,	68401-236		11/14/2016		375,000	No	No		Louis A Silva Jr d.o.d. 4/20/2016 bk 68401 p
SILVA LOUIS A/L	47183-169		3/29/2006		1	No	No		

USER DEFINED

Prior Id # 1:	42493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1403	Siding	24,000	C				
12/8/2016	1516	Redo Kit	14,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2019	Mail Update	JO	Jenny O
7/24/2018	Measured	DGM	D Mann
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7863													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617330
Depreciation:	191372
Depreciated Total:	425958

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	452.83
Special Features:	0	Val/Su Net:	362.55
Final Total:	426000	Val/Su SzAd	362.55

SKETCH

UnSketched SubAreas:
GLA: 1175,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,175	411.670	483,710

Net Sketched Area: 1,175 | Total: 483,710

Size Ad 1175 | Gross Area 1175 | FinArea 1175

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.A-0005-0010.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X21	A	AV	1928	28.23	T	40	102			3,200			3,200

More: N | Total Yard Items: 3,200 | Total Special Featues: | Total: 3,200